



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

**THIS IS TO NOTIFY YOU THAT THE CITY HAS PROPOSED A
LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE
USES OF YOUR PROPERTY AND OTHER PROPERTIES ORS 227.186**

Hearing Date: July 28, 2010 Hearing Body: Planning Commission

Project Name: R-3.5 ZONING MAP AMENDMENT TO R-2 or R-4 – SOUTH

Case File No.: ZMA 2010-0008

Summary of Application: The City is initiating a series of Legislative Zoning Map Amendments (ZMA's) to change the zoning of all properties zoned R-3.5 throughout the City. The R-3.5 zone becomes obsolete following the effective date of City Council Ordinance No. 4542 which, in part, amends the City of Beaverton Development Code to remove the R-3.5 zone. **Through this specific ZMA proposal, all properties zoned R-3.5 in the south part of the City will change to one of two possible zones - the City R-2 or City R-4 zone.** Attached hereto is a map identifying all properties zoned R-3.5 in the south part of the City. The proposed replacement zone (either R-2 or R-4) is identified thereto. Both zones (R-2 and R-4) implement applicable land use designations of the City Comprehensive Plan to respective properties. Both zones also allow the same uses (primarily residential) however, where the R-2 zone establishes a minimum density of 2,000 square feet of land per unit, the R-4 zone establishes a minimum density of 4,000 square feet of land per unit. Also, where the R-4 zone requires Conditional Use approval for attached dwellings, the R-2 zone permits attached residential dwellings outright. **This ZMA proposal does not require owners of existing attached dwellings to file Conditional Use application with the City.**

Applicable Location: Attached map hereto identifies all properties zoned 3.5 in the south part of the City, approximately located south of SW Allen Boulevard, north and west of SW Scholls Ferry Road, and east of SW 125th Avenue.

Zoning & NAC: R-3.5: Urban Medium Density/ Vose, Greenway, DennyWhitford/Raleigh West

Applicable Criteria: Specific criteria for the Zoning Map Amendment are contained in Section 40.97.15.2.C of the Development Code – *Legislative Zoning Map Amendment* Comprehensive Plan policies considered applicable to this ZMA include: Policy “c” under Goal 3.10.1 – Corridor; and Policy “a” under Goal 3.13.4 – Medium Density Residential; and Policy “b” under Goal 4.2.2.1 – Housing; and Policy “d” of Goal 6.2.4. – referring to the Transportation Planning Rule.

Hearing Place and Time: City Council Chambers, First Floor, Beaverton City Hall,
4755 SW Griffith Drive beginning at 6:30 p.m

Staff Contact: Scott Whyte (503) 526-2652 / swhyte@ci.beaverton.or.us

Due Date for Written Comments: July 20, 2010 at 5:00 p.m.

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by July 20, 2010. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Pursuant to Oregon Revised Statutes (ORS) 227.186, the City is required to print the following sentence: *"The City has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property."* In reply to the sentence above, all permissible uses of the R-2 and R-4 zone are listed in Section 20.05.20 of the Development Code and are not the subject of this Zoning Map Amendment application. **With respect to the value of your property, the City has not, nor is expected to make a determination on the value of your property in response to the proposed Zoning Map Amendment application.**

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 and 3 of the Development Code require the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost a minimum of seven (7) calendar days before the public hearing. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Planning Division Planning Counter located on the 2nd floor of Beaverton City Hall, 4755 SW Griffith Drive. Office hours are 7:30 a.m. to 5:00 p.m. Monday through Friday. A copy of the staff report may also be viewed on-line at www.beavertonoregon.gov/departments/CDD/Development/DevelopmentProjects.

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.